

**IN THE UNITED STATES BANKRUPTCY COURT FOR THE
WESTERN DISTRICT OF PENNSYLVANIA**

IN RE:)	
)	
LAWSON NURSING HOME, INC., ¹)	Bankruptcy Case No. 18-23979-GLT
)	
Debtor.)	Chapter 11
)	
)	Related Docket No.: 242, 314 & 408
WILLIAM G. KRIEGER, Chapter 11)	
Trustee of Lawson Nursing Home, Inc.,)	
)	
Movant,)	
)	
v.)	
)	
THE HUNTINGTON NATIONAL BANK,)	
ALLEGHENY COUNTY TREASURER,)	
BFS CAPITAL, BRIDGEPORT CAPITAL)	
FUNDING, LLC, PENNSYLVANIA)	
DEPARTMENT OF REVENUE, WEST)	
JEFFERSON HILLS SCHOOL DISTRICT,)	
EVEREST BUSINESS FUNDING,)	
ATLAS ACQUISITION, LLC,)	
JOHNSON PHARMACEUTICAL)	
SERVICES, INC., JEFFERSON HILLS)	
BOROUGH, BANK DIRECT)	
CAPTIAL FINANCE, PENNSYLVANIA)	
DEPARTMENT OF HUMAN SERVICES,)	
PENNSYLVANIA DEPARTMENT OF)	
HEALTH, INTERNAL REVENUE)	
SERVICE, COFACTOR, LLC,)	
ACCELERATED CARE PLUS LEASING)	
INC., RICOH USA INC., and THE OFFICE))	
OFFICE OF THE UNITED STATES)	
TRUTSEE,)	
)	
Respondents.)	

EXHIBIT "A" TO REPORT OF SALE PURSUANT TO W.PA.LBR. 6004-1(c)(4)

¹ The Debtor in this case along with the last four digits of its federal tax identification number is Lawson Nursing Home, Inc. (5754)

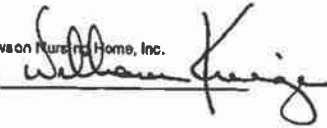
OMB NO. 2502-0265

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT		B. TYPE OF LOAN: 1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input type="checkbox"/> CONV. UNINS. 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> CONV. INS. 6. FILE NUMBER: LAWSON NH-MP-2019 7. LOAN NUMBER: 8. MORTGAGE INS CASE NUMBER:	
C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "POC" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.			
D. NAME AND ADDRESS OF BORROWER: Jefferson Hills Holdings, LLC		E. NAME AND ADDRESS OF SELLER: William G Krieger Chapter 11 Trustee of Lawson Nursing Home, Inc. 420 Fort Duquesne Blvd, Ste 525 Pittsburgh, PA 15222-1402	
G. PROPERTY LOCATION: 540 Coal Valley Rd #2 Clairton, PA 15025 Allegheny County, Pennsylvania		H. SETTLEMENT AGENT: Mid-Penn Abstract Company PLACE OF SETTLEMENT 355 North 21st Street, Suite 205 Camp Hill, PA 17011	
		I. SETTLEMENT DATE: October 25, 2019	

J. SUMMARY OF BORROWER'S TRANSACTION <table style="width: 100%;"> <tr> <td colspan="2">100. GROSS AMOUNT DUE FROM BORROWER:</td> </tr> <tr> <td>101. Contract Sales Price</td> <td style="text-align: right;">1,800,000.00</td> </tr> <tr> <td>102. Personal Property</td> <td></td> </tr> <tr> <td>103. Settlement Charges to Borrower (Line 1400)</td> <td style="text-align: right;">33,508.15</td> </tr> <tr> <td>104.</td> <td></td> </tr> <tr> <td>105.</td> <td></td> </tr> <tr> <td colspan="2"><i>Adjustments For Items Paid By Seller in advance</i></td> </tr> <tr> <td>106. School Taxes 10/29/19 to 01/01/20</td> <td style="text-align: right;">4,232.52</td> </tr> <tr> <td>107. Borough Taxes 10/29/19 to 01/01/20</td> <td style="text-align: right;">1,116.99</td> </tr> <tr> <td>108. 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The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Borrower
 Jefferson Hills Holdings, LLC, a Delaware limited liability company
 BY: _____

Seller
 Lawson Nursing Home, Inc.
 BY: 

L. SETTLEMENT CHARGES									
700. TOTAL COMMISSION Based on Price				\$	@	%			
Division of Commission (line 700) as Follows:									
701. \$	to							PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
702. \$	to								
703. Commission Paid at Settlement									
704.	to								
800. ITEMS PAYABLE IN CONNECTION WITH LOAN									
801. Loan Origination Fee	1.0000 %	to							
802. Loan Discount	%	to							
803. Appraisal Fee		to							
804. Credit Report		to							
805. Lender's Inspection Fee		to							
806. Mortgage Ins. App. Fee		to							
807. Assumption Fee		to							
808.									
809.									
810.									
811.									
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE									
901. Interest From	to	@	\$	1 day	(days	%)		
902. MIP Totals for Life/Loan	for	months to							
903. Hazard Insurance Premium for	1.0 years to								
904.									
905.									
1000. RESERVES DEPOSITED WITH LENDER									
1001. Hazard Insurance	months @	\$		per	month				
1002. Mortgage Insurance	months @	\$		per	month				
1003. School Taxes	months @	\$		per	month				
1004. Borough Taxes	months @	\$		per	month				
1005. County Taxes	months @	\$		per	month				
1006.	months @	\$		per	month				
1007.	months @	\$		per	month				
1008.	months @	\$		per	month				
1100. TITLE CHARGES									
1101. Legal Fees	to	Capozzi Adler, PC						14,000.00	
1102. Abstract or Title Search	to								
1103. Title Certificate	to								
1104. Title Insurance Binder	to								
1105. Deed Preparation	to								
1106. Notary Fees	to	Capozzi Adler, PC						20.00	
1107. Attorney's Fees	to								
(includes above item numbers:)									
1108. Title Insurance	to	First American Title Insurance Company						8,321.00	
(includes above item numbers Endorsements 100, 300 & 8.1)									
1109. Lender's Coverage	\$								
1110. Owner's Coverage	\$	1,800,000.00				8,321.00			
1111. Endorsements	to	Mid-Penn Abstract Company						5,128.40	
1112. Closing Protection Letter	to	First American Title Insurance Company						125.00	
1113. Corporate Lien Certificate	to	Mid-Penn Abstract Company							2.00
1114.		Mid-Penn Abstract Company							
1115.									
1116.									
1117. Disbursement Charges									
1118.		Mid-Penn Abstract Company							
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES									
1201. Recording Fees: Deed \$	166.75	Mortgage \$:	Releases \$				166.75	
1202. City/County Tax/Stamp: Deed		0.00	Mortgage						
1203. State Tax/Stamp:		0.00	Mortgage						
1204.		Mid-Penn Recording							
1205.		Mid-Penn Recording							
1300. ADDITIONAL SETTLEMENT CHARGES									
1301. Survey	to								
1302. Pest Inspection	to								
1303.									
1304.									
1305. See add'l disb. exhibit	to							5,745.00	1,235,376.20
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 602, Section K)								33,506.15	1,235,376.20

By signing page 1 of this statement, the signatory acknowledges receipt of a completed copy of page 2 of this two page statement.

Mid-Penn Abstract Company, Settlement Agent

Certified to be a true copy.

HUD-1, Page 3

Borrower(s): Jefferson Hills Holdings, LLC, a
Delaware limited liability company

Seller(s): Lawson Nursing Home, Inc.
420 Fort Duquesne Blvd, Ste 625
Pittsburgh, PA 15222-1402

Settlement Agent: Mid-Penn Abstract Company
(717)234-3289
Place of Settlement: 355 North 21st Street, Suite 205
Camp Hill, PA 17011
Settlement Date: October 28, 2019
Property Location: 540 Coal Valley Rd #2
Clairton, PA 15025
Allegheny County, Pennsylvania

Additional Disbursements

Payee/Description	Note/Ref No.	Borrower	Seller
Allegheny County Treasurer 2019 County Tax	878 05320 7		5,909.22
Josephine Lipnicky, TC 2019 Borough Tax	560-E-150		6,370.33
Josephine Lipnicky, TC 2019 School Tax	560-E-150		24,138.60
Law Offices of McGrail & Associates, LLC Delinq Borough Tax	0560-E-00150		18,682.79
Law Offices of McGrail & Associates, LLC Delinq School Tax	0560-E-00150		66,962.65
Jordan Tax Service, Inc. Delinq County Tax	560-E-150		24,088.01
CreSurveys Survey	Project 18-4401	5,745.00	
Mid-Penn Abstract Co. Tax Certifications/Lien Letter			200.00
Borough of Jefferson Hills Dye Test Escrow	POC:S3200.00		3,200.00
Huntington National Bank Payment-\$634,330.11 Loan			545,958.77
Loan Payoff	545,786.50	As of 10/28/19	
Total Additional Interest	172.27	2 days @ 86.132790 Per Diem	
Total Payoff	545,958.77		
Huntington National Bank Payment-\$100,000 Loan			106,706.11
Loan Payoff	106,672.78	As of 10/28/19	
Total Additional Interest	33.33	2 days @ 16.666670 Per Diem	
Total Payoff	106,706.11		
Huntington National Bank Payment-\$200,000 LoC			202,503.20
Loan Payoff	202,436.53	As of 10/28/19	
Total Additional Interest	66.67	2 days @ 33.333330 Per Diem	
Total Payoff	202,503.20		
Grenen & Birsic, P.C. Payment-Attorney Fees	#18-23979-GLT		123,666.55
Johnson's Pharmaceutical Services, Inc. Payment-Judgment			67,536.93
Commonwealth of PA Dept of Revenue Payment-Judgment	LP056017		103.13
PA Municipal Service Co. Sewer Payment	560-E-150		38,529.91

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(LAWSON NH-MP-2019.PFD/LAWSON NH-MP-2019/44)

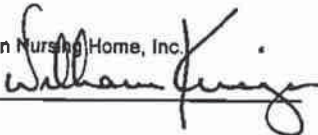
HUD-1, Page 3 - Continued

Mid-Penn Abstract Co.			3,000.00
Final Sewer Escrow	10/12--10/28		
Total Additional Disbursements shown on Line 1305		\$	<u>5,745.00</u>
		\$	<u>1,235,376.20</u>

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Jefferson Hills Holdings, LLC, a Delaware limited liability company

BY: _____

Lawson Nursing Home, Inc.
BY: 

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(LAWSON NH-MP-2019.PFD/LAWSON NH-MP-2019/44)

OMB NO. 2502-0265

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT		B. TYPE OF LOAN: 1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input type="checkbox"/> CONV. UNINS. 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> CONV. INS. 6. FILE NUMBER: LAWSON NH-MP-2019 7. LOAN NUMBER: 8. MORTGAGE INS CASE NUMBER:	
C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals. <small>1.0 3/98 (LAWSON NH-MP-2019.FPD/LAWSON NH-MP-2019/4)</small>			
D. NAME AND ADDRESS OF BORROWER: Jefferson Hills Holdings, LLC		E. NAME AND ADDRESS OF SELLER: William G Krieger Chapter 11 Trustee of Lawson Nursing Home, Inc. 420 Fort Duquesne Blvd, Ste 525 Pittsburgh, PA 15222-1402	
G. PROPERTY LOCATION: 540 Coal Valley Rd #2 Clairton, PA 15025 Allegheny County, Pennsylvania		H. SETTLEMENT AGENT: Mid-Penn Abstract Company PLACE OF SETTLEMENT 355 North 21st Street, Suite 205 Camp Hill, PA 17011	
I. SETTLEMENT DATE: October 28, 2019			
J. SUMMARY OF BORROWER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BORROWER:		400. GROSS AMOUNT DUE TO SELLER:	
101. Contract Sales Price 1,800,000.00		401. Contract Sales Price 1,800,000.00	
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (Line 1400) 33,506.15		403.	
104.		404.	
105.		405.	
Adjustments For Items Paid By Seller in advance		Adjustments For Items Paid By Seller in advance	
106. School Taxes 10/29/19 to 01/01/20 4,232.52		406. School Taxes 10/29/19 to 01/01/20 4,232.52	
107. Borough Taxes 10/29/19 to 01/01/20 1,116.99		407. Borough Taxes 10/29/19 to 01/01/20 1,116.99	
108. County Taxes 10/29/19 to 01/01/20 933.46		408. County Taxes 10/29/19 to 01/01/20 933.46	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER 1,839,789.12		420. GROSS AMOUNT DUE TO SELLER 1,806,282.97	
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Deposit or earnest money 100,000.00		501. Excess Deposit (See Instructions)	
202. Principal Amount of New Loan(s)		502. Settlement Charges to Seller (Line 1400) 1,235,376.20	
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff First Mortgage	
205.		505. Payoff Second Mortgage	
206.		506.	
207.		507. (Deposit disb. as proceeds)	
208.		508.	
209.		509.	
Adjustments For Items Unpaid By Seller		Adjustments For Items Unpaid By Seller	
210. School Taxes to		510. School Taxes to	
211. Borough Taxes to		511. Borough Taxes to	
212. County Taxes to		512. County Taxes to	
213. PTO Outstanding 83,896.95		513. PTO Outstanding 83,896.95	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER 183,896.95		520. TOTAL REDUCTION AMOUNT DUE SELLER 1,319,275.15	
300. CASH AT SETTLEMENT FROM/TO BORROWER:		600. CASH AT SETTLEMENT TO/FROM SELLER:	
301. Gross Amount Due From Borrower (Line 120) 1,839,789.12		601. Gross Amount Due To Seller (Line 420) 1,806,282.97	
302. Less Amount Paid By/For Borrower (Line 220) (183,896.95)		602. Less Reductions Due Seller (Line 520) (1,319,275.15)	
303. CASH (X FROM) (TO) BORROWER 1,655,892.17		603. CASH (X TO) (FROM) SELLER 487,007.82	

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Borrower Jefferson Hills Holdings, LLC, a Delaware limited liability company
 BY: 

Seller Lawson Nursing Home, Inc.
 BY: _____

L. SETTLEMENT CHARGES					Paid From Borrower's Funds At Settlement	Paid From Seller's Funds At Settlement
700. TOTAL COMMISSION Based on Price \$ @ %						
Division of Commission (line 700) as Follows:						
701. \$	to					
702. \$	to					
703. Commission Paid at Settlement						
704.	to					
800. ITEMS PAYABLE IN CONNECTION WITH LOAN						
801. Loan Origination Fee	1.0000 %	to				
802. Loan Discount	%	to				
803. Appraisal Fee		to				
804. Credit Report		to				
805. Lender's Inspection Fee		to				
806. Mortgage Ins. App. Fee		to				
807. Assumption Fee		to				
808.						
809.						
810.						
811.						
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE						
901. Interest From	to	@ \$	/day (days %)			
902. MIP Tollns. for Life of Loan	for	months to				
903. Hazard Insurance Premium for	1.0 years to					
904.						
905.						
1000. RESERVES DEPOSITED WITH LENDER						
1001. Hazard Insurance		months @ \$	per month			
1002. Mortgage Insurance		months @ \$	per month			
1003. School Taxes		months @ \$	per month			
1004. Borough Taxes		months @ \$	per month			
1005. County Taxes		months @ \$	per month			
1006.		months @ \$	per month			
1007.		months @ \$	per month			
1008.		months @ \$	per month			
1100. TITLE CHARGES						
1101. Legal Fees	to	Capozzi Adler, PC		14,000.00		
1102. Abstract or Title Search	to					
1103. Title Certificate	to					
1104. Title Insurance Binder	to					
1105. Deed Preparation	to					
1106. Notary Fees	to	Capozzi Adler, P.C.		20.00		
1107. Attorney's Fees	to					
(Includes above item numbers:)						
1108. Title Insurance	to	First American Title Insurance Company		8,321.00		
(Includes above item numbers Endorsements 100, 300 & 6.1)						
1109. Lender's Coverage	\$					
1110. Owner's Coverage	\$	1,600,000.00	8,321.00			
1111. Endorsements	to	Mid-Penn Abstract Company		5,128.40		
1112. Closing Protection Letter	to	First American Title Insurance Company		125.00		
1113. Corporate Lien Certificate	to	Mid-Penn Abstract Company			2.00	
1114.		Mid-Penn Abstract Company				
1115.						
1116.						
1117. Disbursement Charges						
1118.		Mid-Penn Abstract Company				
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES						
1201. Recording Fees: Deed \$	166.75; Mortgage \$		Releases \$	166.75		
1202. City/County Tax/Stamp: Deed		0.00; Mortgage				
1203. State Tax/Stamp:		0.00; Mortgage				
1204.		Mid-Penn Recording				
1205.		Mid-Penn Recording				
1300. ADDITIONAL SETTLEMENT CHARGES						
1301. Survey	to					
1302. Pest Inspection	to					
1303.						
1304.						
1305. See add'l disb. exhibit	to			5,745.00	1,235,376.20	
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)					33,506.15	1,235,376.20

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

Certified to be a true copy.

Mid-Penn Abstract Company, Settlement Agent

HUD-1, Page 3

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Delaware limited liability company

Seller(s): Lawson Nursing Home, Inc.
420 Fort Duquesne Blvd, Ste 525
Pittsburgh, PA 15222-1402

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(717)234-3289
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HUD-1, Page 3 - Continued

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Lawson Nursing Home, Inc.

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